

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, OCTOBER 6, 2010

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, OCTOBER 6, 2010, at 6:00 p.m.** to consider the following:

ZOAM 2009-0003 & ZOAM 2010-0002 AMENDMENTS TO ARTICLES V, VI AND VIII OF THE LOUDOUN COUNTY ZONING ORDINANCE FOR THE PURPOSE OF REVISING THE SIGN REGULATIONS

(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and Resolutions Of Intent to Amend adopted by the Board of Supervisors on September 1, 2009, and February 17, 2010, the Planning Commission hereby gives notice of proposed text amendments to the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”) in order to revise, clarify, relocate, and delete certain existing standards in regard to signage in Loudoun County; to correct typographical errors, delete duplicative language, and update cross-references; to amend the definition of “sign” and other definitions, and add definitions for additional sign types; and to establish new standards for certain commercial use and directional signage. The proposed amendments, include, without limitation, amendments to Section 5-500 *et seq.*, *Temporary Uses/Zoning Permits*, Section 5-600 *et seq.*, *Additional Regulations for Specific Uses*, Section 5-1200 *et seq.*, *Sign Regulations*, Section 6-1300 *et seq.*, *Special Exception*, Section 6-1500 *et seq.*, *Rezoning to Planned Development (PD) Districts*, Article 8, *Definitions*, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The proposed amendments are more particularly described as follows:

Description of Proposed Amendments to Section 5-500 *et seq.*, Temporary Uses/Zoning Permits:

- Amend Section 5-500(B), *Temporary Sales*, to delete Subsection (4) in regard to the number of signs permitted.

Description of Proposed Amendments to Section 5-600 *et seq.*, Additional Regulations for Specific Uses:

- Amend Section 5-604, *Wayside Stands*, to clarify the signs that a Wayside Stand may erect.

Description of Proposed Amendments to Section 5-1200 *et seq.*, Sign Regulations:

- Amend Section 5-1201, *Purpose*, to revise the purpose of the sign regulations.
- Amend Section 5-1202(A), *Signs Prohibited*, to revise Subsections (2), (3), and (5) in regard to:
 - Restrictions on signs that outline any building with neon or other permanent lights;
 - Restrictions on signs on trees, fences, public utility pole, etc.; and
 - Restrictions on balloons, banners, pennants, or inflated devices with the intent to draw attention to a place of business.

- Amend Section 5-1202(B), *Signs Permitted*, to permit signs approved pursuant to a Sign Development Plan.
- Amend Section 5-1202(D), *Traffic Hazards*, to delete the requirement that where a permit is required, such permit shall not be issued until the location and illumination of the sign are approved by the Zoning Administrator.
- Delete existing Section 5-1202(E), *Modification to Sign Regulations*, and enact new Section 5-1202(E), to be entitled *Alternative Sign Regulations*, to establish submission requirements for a new application entitled “Sign Development Plan” to be used to request alternative sign regulations, including additional sign categories, not otherwise permitted under the Zoning Ordinance.
- Amend Section 5-1203(A), *Sign Permits*, to establish new exceptions for “Window or Display (Non-Business) Signs” and “De Minimis Signs”.
- Amend Table 5-1204(D) of Section 5-1204, the Sign Requirements Matrix, to:
 - Revise certain column headings;
 - Revise Sign Category (1), *Residential/Agricultural Signs*, to establish new Additional Requirements for the category Home Occupation;
 - Revise Sign Category (2), *Public/Quasi Public Signs*, to establish a new separate category, and new sign requirements, for Hospital;
 - Delete all existing sign requirements under existing Sign Category (3), currently entitled *Commercial/Office Signs*, and establish new Sign Category (3), to be entitled *Commercial Entrance/Project Identification Signs in the PD, CLI, GB and MR-HI Districts*, and establish new categories, and new sign requirements, for Entrance Signs and Project Identification Signs.
 - Delete all sign requirements under existing Sign Category (4), currently entitled *Industrial Signs*, and establish new Sign Category (4), to be entitled *Signs for Commercial, Office and Industrial Uses*, and establish new categories, and new sign requirements, for the following:
 - Tenant signs for Businesses in CLI, GB, PD-CC(NC), PD-CC(CC), PD-OP, PD-RDP, PD-CV, PD-RV and PD-AAAR;
 - Tenant signs for Businesses in PD-CC(SC), PD-CC(RC), PD-SA, PD-TC, PD-TREC, PD-TRC and PD-MUB;
 - Building ID/Tenant Signs Office Buildings, Hotels, Motels and Conference Centers;
 - Ground Floor Tenants in Office Buildings;
 - Exterior Directories for Office Buildings;
 - Exterior Directories for PD-CC(SC), PD-CC(RC), PD-SA, PD-TC, PD-TREC, PD-TRC and PD-MUB;
 - Flex/Industrial/Warehouse Buildings and Signs for Businesses in MR-HI, PD-IP and PD-GI;
 - Auto Service Station (including convenience store, car wash & repair);
 - Auto Dealer (based on existing sign requirements);
 - Bed & Breakfast Inn and Homestay (based on existing sign requirements);
 - Country Inn, Guest Farm or Ranch, Rural Retreat, Rural Resort, and Rural Agricultural Corporate Retreat (based on existing sign requirements);
 - Movie Theatres - Theater Name Entrance Sign (based on existing sign requirements);
 - Theater Name Building Sign (based on existing sign requirements);
 - Movie Title Building Sign (based on existing sign requirements);
 - Restaurant (freestanding Building with up to 4000 SF floor area) (based on existing sign requirements);
 - Restaurant (freestanding Building with over 4000 SF floor area) (based on existing sign requirements);
 - Restaurant/Car Wash Drive-Through Menu;
 - Business in A-3, A-10, AR, JLMA, TR and CR Districts (based on existing sign requirements);

- Business in RC District;
- Business in R Districts (based on existing sign requirements);
- Window or Display Sign (Business) in conjunction with certain other sign categories listed in the Sign Requirements Matrix; and
- Sidewalk Sign in conjunction with certain other sign categories listed in the Sign Requirements Matrix.
- Revise Sign Category (7), *Miscellaneous Signs*, to establish new Additional Requirements for the categories Informational Signs and Directional Signs, On-Site; and delete all sign requirements under existing category (f), currently entitled *PD-SA, PD-TC, PD-TT, PD-UC, PD-TRC, PD-TREC, PD-MUB, PD-RV and PD-CV Development Entrance Signs*, and establish new categories, and new sign requirements, for the following:
 - PD-SA, PD-TC, PD-TRC, PD-TREC, PD-MUB, PD-RV and PD-CV Residential Development Entrance Signs;
 - Mixed Use Buildings - Residential Entry Signs;
 - Ornamental Lamp Post Signs in PD-CC, PD-SA, PD-TC, PD-TREC, PD-TRC and PD-MUB;
 - Directional Signs, Off-Site;
 - Window or Display Signs (Non-Business); and
 - De Minimis Signs.
- Revise the *General Notes* section of the Sign Requirements Matrix to:
 - Add new requirements to Note 3, in regard to maximum height, to address building mounted signs;
 - Clarify Note 6, in regard to conflicts in interpreting the Sign Requirements Matrix;
 - Delete Note 7, in regard to directional signs; and
- Amend the Figures to add new Figure 5, to be entitled “Sign, Building Façade for Determining Size of”, and new Figure 6, to be entitled “Sign, Linear Foot (LF) for Determining Size of”.

Description of Proposed Amendments to Section 6-1300 et seq., Special Exception:

- Amend Section 6-1304(B), *Review of Application for Completeness*, to add a new cross-reference to new Section 5-1202(E), the submission requirements for a request for Alternative Sign Regulations.

Description of Proposed Amendments to Section 6-1500 et seq., Rezoning to Planned Development (PD) Districts:

- Amend Section 6-1511(B), *Special Exception Change*, to delete existing Subsection (5), to eliminate the modification to the sign regulations with a Comprehensive Sign Package as a change to an approved development plan that may be made by special exception approved by the Board of Supervisors.

Description of Proposed Amendments to Article VIII, DEFINITIONS:

- Add new definitions for uses and terminology used in the proposed amendments, including, without limitation, definitions for “Artistic Works”, “Sign, Artistic Works/Wall Murals”, “Sign, Awning and Canopy”, “Sign, Building Façade for Determining Size of”, “Sign, De Minimis”, “Sign, Directional, Off-Site”, “Sign, Linear Foot (LF) for Determining Size of”, “Sign, Project Identification”, “Sign, Sidewalk”, “Sign, Window or Display (Business)”, and “Sign Development Plan”.
- Revise existing definitions to add new requirements, amend certain existing requirements, and delete certain existing requirements, including, without limitation, definitions for “Sign”, “Sign, Area of”, “Sign, Background”, “Sign, Backlight” (formerly “Sign, Backlit”), “Sign, Bonus Multiplier”, “Sign, Building Mounted”, “Sign, Business”, “Sign, Construction”, “Sign, Directional, On-Site”, “Sign, Freestanding”, “Sign, Historical Markers”, “Sign, Home Occupation” (formerly “Sign, Home Occupational”), “Sign, Illuminated”, and “Sign, Window or Display (Non-Business)” (formerly “Sign, Store Window or Display”).
- Delete existing definitions, including, without limitation, definitions for “Unified Non-Residential

Development” and “Sign, Building Frontage for Determining Size of”.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive and harmonious community.

Full and complete copies of the above-referenced proposed amendments to the Zoning Ordinance and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.